

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R29103

63/64

Property Information

property address: 2107 CAVITT

legal description: HILLCREST, BLOCK N, LOT 5-7 & PT OF 4, OLIVER BROTHERS TRANSMISSION

owner name/address: HAIGOOD, LARRY

2107 CAVITT AVE

BRYAN, TX 77801-2002

full business name: Oliver Brothers Transmission

land use category: Industrial

type of business: Auto Repair

current zoning: C3

occupancy status: occup

lot area (square feet): 24,500

frontage along Texas Avenue (feet): 119

lot depth (feet): 140

sq. footage of building: 6509

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

173 ft.

Improvements

# of buildings: 1 building height (feet): 15 # of stories: 1

type of buildings (specify): metal frame & brick

building/site condition: 3

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1978 accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) chain fence  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use

# of signs: 1 type/material of sign: metal

overall condition (specify): Avg.

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no

# of available off-street spaces: 7

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes:

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue**

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: removal/repair of sidewalks & drive

**Outside Storage**

☒ yes ☐ no (specify) CARS, auto mechanics  
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

**Other Comments:**

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